BILL GARRETT, Davidson County
Trans:T20130096267 DEEDQC
Recvd: 11/12/13 12:49 3 pgs
Fees:17.00 Taxes:0.00
20131112-0116788

This instrument prepared by
and after recording return to:

Thompson Burton PLLC
Seven Corporate Centre
840 Crescent Centre Drive, Suite 260
Franklin, TN 37067
Attn: William W. Burton, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Number:
Michael and Katherine Roos 312 Madison Street Nashville, TN 37208	Michael and Katherine Roos 312 Madison Street Nashville, TN 37208	Parcel ID 082-09-OU-312.00

FOR AND IN CONSIDERATION as of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **4TH AND MADISON, LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained, sold and does by these presents bargain, sell, remise, release, and forever Quit Claim to **MICHAEL ROOS** and **KATHERINE ROOS**, husband and wife (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described in **Exhibit "A"** attached hereto, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said property (collectively, the "Property") in FEE SIMPLE forever.

This conveyance is made subject to such limitations, restrictions and encumbrances as may affect the Property.

This conveyance is made solely for the purposes of conveying any and all ownership interest Grantor has in the Property. Title to said tract or parcel of land is to be held in the name of Grantee.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the _____ day of November, 2013.

4TH AND MADISON, LLC,
a Tennessee limited liability company

By: MRK Development, LLC,
a Washington limited liability company,
its sole member

By: _____
Name: Michael Roos
Its: Manager

By: _____
Name: Katherine Roos
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tina Tuggle, a Notary Public of the State and County aforesaid, personally appeared Michael Roos and Katherine Roos, the Manager and Authorized Member, respectively, of MRK Development, LLC, a Washington limited liability company, as the sole member of 4th and Madison, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Michael Roos and Katherine Roos, the Manager and Authorized Member, respectively, of MRK Development, LLC, a Washington limited liability company, the within named bargainor, and that they as such Manager and Authorized Member, respectively, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the company as Manager and Authorized Member, respectively.

Witness my hand and official seal, at office located in Nashville, Tennessee this 11th day of November, 2013.

My Commission Expires: My Commission Expires JUNE 21, 2016

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Michael Roos hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 11th day of November, 2013

My Commission expires: My Commission Expires JUNE 21, 2016

_____
Affiant

_____
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Land located in Davidson County, Tennessee, being Unit 312 as shown or described in the Site Plan attached as Exhibit A, as established under the Declaration for The Square Master Condominium, recorded as Instrument No. 20101029-0086967, Register's Office of Davidson County, Tennessee, as amended by First Amendment to Declaration of The Square Master Condominium, recorded as Instrument No. 20110819-0064319, aforesaid records, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to 4th and Madison, LLC, a Tennessee limited liability company, by Quit Claim Deed recorded at Instrument No. 20090528-0048853 in the Register's Office of Shelby County, Tennessee.

The property is located at the address commonly known as: 312 Madison Street, Tennessee 38109.

Parcel ID 082-09-OU-312.00